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COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT

SUBDIVISION REVIEW BOARD

MEETING DATE March 6, 2006	CONTACT/PHONE Elizabeth Kavanaugh (805)788-2010	APPLICANT Marc Eisemann	FILE NO. CO 05-*0349 S020283P
SUBJECT A request by Marc Eisemann for a Tentative Parcel Map (CO 05 0349) to subdivide an existing 2.5 acres acre parcel into two parcels of 1.5 acres and one acre each for the purpose of sale and/or development. The proposed project is within the Residential Suburban land use category and is located on the south side of the terminus of Casper Road, in the community of Templeton. The site is in the Salinas River planning area.			
RECOMMENDED ACTION Approve Tentative Parcel Map CO 05-0349 based on the findings listed in Exhibit A and the conditions listed in Exhibit B.			
ENVIRONMENTAL DETERMINATION A Class 15 Categorical Exemption was issued on February 1, 2006			
LAND USE CATEGORY Residential Suburban	COMBINING DESIGNATION None	ASSESSOR PARCEL NUMBER 040-311-017	SUPERVISOR DISTRICT(S) 1
PLANNING AREA STANDARDS: Casper Road Noise standards and compliance with the Templeton Community Design Plan			
LAND USE ORDINANCE STANDARDS: Underground utilities			
EXISTING USES: Vacant			
SURROUNDING LAND USE CATEGORIES AND USES: <i>North:</i> Residential Suburban/residences <i>East:</i> Residential Suburban/ a church <i>South:</i> Commercial Retail/ vacant <i>West:</i> Commercial Retail/ small retail shop and Highway 101			
<small>ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600 ♦ FAX: (805) 781-1242</small>			

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OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Templeton Area Advisory Group, Public Works, County Parks, Templeton Fire Department, and Templeton Community Services District.	
TOPOGRAPHY: Gently rolling hills	VEGETATION: Non-native grasses
PROPOSED SERVICES: Water supply: Community system Sewage Disposal: Community sewer Fire Protection: Templeton Fire Department	ACCEPTANCE DATE: 12/15/05

PROJECT HISTORY

In 2003 a three-lot parcel map, CO 03-0063, was submitted to the county planning department for the commercial retail lot to the east. Subsequently, the applicant revised the project to a five lot-tract map, Tract 2592 that included the Residential Suburban parcel, the subject of this proposed parcel map. On October 24, 2005, the applicant again revised the project; to the proposed two-lot Residential Suburban parcel map CO 05-0349, which is submitted for your approval today.

ORDINANCE COMPLIANCE:

Minimum Parcel Size

Section 22.22.070 of the Land Use Ordinance establishes standards for determining minimum parcel sizes in the Residential Suburban land use category. The standards are based on the topography of the site and the type of water supply and sewage disposal. Minimum parcel size is based on the largest parcel size as calculated by tests. The proposed parcels meet all requirements for one-acre parcels as follows:

TEST	STANDARD	MINIMUM PARCEL SIZE
Slope	Average slope is between 0 and 15 %	1 acre
Water Supply and Sewage Disposal	Community water Community sewer	1 acre

Underground Utilities:

Title 22 requires this project place all utilities underground. This project is condition to meet this standard.

Quimby Fees

Title 21, the Real Property Division Ordinance, establishes an in-lieu fee for all new land divisions for the purpose of developing new, or rehabilitating existing, park or recreational facilities to serve the land division. Payment of the parkland fee for all undeveloped parcels is required prior to map recordation.

Affordable Housing Fees

Sections 18.07 et. seq of Title 18 of the County Code establishes a fee of 3.5% of the public facility fee for all new land divisions. This allows recognized affordable housing projects to be exempted from public facility fees.

Design Standards

The proposed parcels are consistent with the design criteria set forth in Chapter 3 of the Title 21 of the Real Property Division Ordinance.

PLANNING AREA STANDARDS:

Casper Road Noise Standards - All new development shall comply with the standards of the Noise Element. The Noise Element calls out future noise levels at this site as within the 65dB to 70 dB contour lines. However noise studies completed in this area and on the site verify the current noise levels at and 56 dB's, 9 dBs below the current noise levels in the Noise Element. Based on the actual noise readings in the area the future noise levels will be approximately 9 dBs lower than future noise levels anticipated by the Noise Element. This brings future noise levels to 61 dBs. The Noise Element requires site design and construction requirements to lower noise levels to an acceptable level as defined per the Noise Element. These standards are to protect future residences from future noises Highway 101 noises. This project has been conditioned to meet those standards.

Compliance with the Templeton Design Plan – This project is conditioned so that future residences meet the design standards for single-family residences in the Templeton Community Design Plan.

COMBINING DESIGNATIONS: None

ADJUSTMENTS: None

ENVIRONMENTAL DETERMINATION:

This project is eligible for a Class 15 Categorical Exception because:

- The subdivision is of less than four lots.
- The site is in an urban area.
- The site is zoned residential.
- The site has slopes less than 20 percent.
- The subdivision conforms to the General Plan and Land Use Category maps.
- All services and access to the proposed parcels are available and meet local standards.
- The site has not been subject of a previous subdivision within the previous two years.

COMMUNITY ADVISORY GROUP COMMENTS: Templeton Area Advisory Group approved this project on February 16, 2006.

AGENCY REVIEW:

Public Works – Recommended stock conditions

Environmental Health – Stock conditions for community water and sewer

County Parks – Pay Quimby fees

Templeton Fire Department – Fire safety comments date February 9, 2006

Templeton Community Services District –Will serve water letter

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LEGAL LOT STATUS:

The one lot was legally created by certificate of compliance C03-0183.

FINDINGS - EXHIBIT A

CEQA Exemption

The project qualifies for a Categorical Exemption (Class 15) pursuant to CEQA Guidelines Section 15315 because the subdivision is of less than four lots, the site is in an urban area, zoned residential, and has slopes less than 20 percent. The subdivision conforms to the General Plan and Land Use Category maps, all services and access to the proposed parcels are available and meet local standards, and the site has not been subject of a previous subdivision within the previous two years.

Tentative Map

- B. The proposed map is consistent with applicable county general and specific plans because it complies with applicable area plan standards and is being subdivided in a consistent manner with the Residential Suburban land use category.
- C. The proposed map is consistent with the county zoning and subdivision ordinances because the parcels meet the minimum parcel size set by the Land Use Ordinance and the design standards of the Real Property Division Ordinance.
- D. The design and improvement of the proposed subdivision are consistent with the applicable county general and specific plans because no improvements are required.
- E. The site is physically suitable for the type of development proposed because the proposed parcels contain adequate area for development of two primary and two secondary dwellings.
- F. The site is physically suitable for the proposed density of the development proposed because the site can adequately support a primary and secondary dwelling.
- G. The design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because there is not any fish or wildlife habitat on site.
- H. The design of the subdivision or the type of improvement will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.
- I. The proposed map complies with Section 66474.6 of the State Subdivision Map Act, as to methods of handling and discharge of waste.

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CONDITIONS - EXHIBIT B
CONDITIONS OF APPROVAL FOR CO 05-0349

Approved Project

1. A tentative parcel map (CO 05 0349) to subdivide an existing 2.5 acres acre parcel into two parcels of 1.5 acres and one acre each for the purpose of sale and/or development.
2. The applicant shall enter into an agreement with the county for the cost of checking the map, the improvement plans if any, and the cost of inspection of any such improvements by the county or its designated representative. The applicant shall also provide the county with an Engineer of Work Agreement retaining a Registered Civil Engineer to furnish construction phase services, Record Drawings and to certify the final product to the Department of Public Works.

Drainage

3. Submit complete drainage calculations to the Department of Public Works for review and approval.
4. If calculations so indicate, drainage must be retained in a drainage basin on the property. The design of the basin to be approved by the Department of Public Works, **prior to issuance of construction permit** and in accordance with county standards.

Utilities

5. Electric and telephone lines shall be installed underground.
6. Cable T.V. conduits shall be installed in the street.
7. Gas lines shall be installed.

Design

- ☐ The lots shall be numbered in sequence.

Fire Protection

8. The applicant shall obtain a fire safety clearance letter from the Templeton Fire Department establishing fire safety requirements **prior to filing the final parcel map**.

Parks and Recreation (Quimby) Fees

9. Unless exempted by Chapter 21.09 of the county Real Property Division Ordinance or California Government Code section 66477, prior to filing of the final parcel the applicant shall pay the in-lieu" fee that will be used for community park and recreational purposes as required by Chapter 21.09. The fee shall be based on the total number of new parcels shown on the map that do not already have legal residential units on them.

Affordable Housing Fee

10. Prior to filing the final parcel or tract map, the applicant shall pay an affordable housing fee of 3.5 percent of the adopted public facility fee effective at the time of recording for each residential lot. This fee shall not be applicable to any official recognized affordable housing included within the residential project.

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Additional Map Sheet

11. The applicant shall prepare an additional map sheet to be approved by the county Department of Planning and Building and the Department of Public Works. The additional map sheet shall be recorded with the final parcel or tract map. The additional map sheet shall include the following:
- a. If calculations so indicate, drainage must be retained and/or detained in a drainage basin on the property. The design of the basin to be approved by the Department of Public Works, **prior to issuance of construction permit** and in accordance with county standards.
 - b. If calculations so indicate, drainage must be **retained** in a drainage basin on the property; the applicant shall submit and landscape plan for the required drainage basin on the property **prior to issuance of a construction permit**. This landscape plan shall be approved by County Planning Department and implemented prior to final of the building permit.
 - c. That the owner(s) of lot(s) one and two are responsible for on-going maintenance of drainage basin(s) fencing in perpetuity.
 - d. That the owner(s) of lot(s) one and two are responsible for on-going maintenance of **drainage basin(s) and adjacent** landscaping in a viable condition on a continuing basis into perpetuity.
 - e. All driveways shall be constructed in accordance with County Standard Improvement Specifications and Drawings. All driveways constructed on county roads require an encroachment permit.
 - f. A notice that no construction permits will be given a final inspection until the fire safety conditions established in the letter dated February 9, 2006 from the Templeton Fire Department are completed. **Prior to occupancy or final inspection**, which ever occurs first, the applicant shall obtain final inspection approval of all required fire/life safety measures.
 - g. Buildings shall be located between the noise source and the out door activity area such that the building shields the outdoor activity area.
 - h. Construction plans shall include air conditioning or a mechanical ventilation system.
 - i. Construction plans shall include windows and sliding glass doors mounted in a low infiltration rate frames (0.5cfm or less, per ANSI specifications).
 - j. Construction plans shall include solid core exterior doors with perimeter weather stripping and threshold seals.
 - k. Construction plans shall include exterior walls consist of stucco or brick veneer. Wood siding with a ½" minimum thickness fiberboard ("soundboard") underlayer may also be used.
 - l. Construction plans shall show glass in both windows and doors should not exceed 20% of the floor area in a room.
 - m. Construction plans shall include roof or attic vents facing the noise source should be baffled (see Appendix C in Acoustical Design Manual for an example of a suitable vent treatment).
 - n. Construction plans shall include solid sheeting with a minimum thickness of ½" underlay roofing materials.
 - o. Fireplaces should be fitted with tight fitting dampers and glass doors.
 - p. Construction plans shall include ceilings attached to joists by resilient channels.
 - q. Skylights are not allowed in occupied rooms.
 - r. The total square footage of a house and garage footprint shall not exceed 35% of the total lot size. Side setbacks should be wider than normal between residences as a priority in providing open spaces.

- s. Driveways shall be over 20 feet long to prevent automobiles from protruding across sidewalks or into the street, creating traffic hazards for pedestrians and autos.
- t. One tree shall be planted for every 25 feet adjacent to a street within 15 feet of the property line, or in the public right-of-way where no setback is required. Clustering trees is preferable to equal spacing. The minimum size is 15 gallon. Preferred species: Valley Oak, Coast Live Oak, London Plane, Chinese Elm, Maple, Camphor, Liquidambar, Honey Locust, or other trees from the Templeton Tree List. Street trees should be located at least three feet from curbs and sidewalks unless a root barrier is installed with the tree.
- u. Fences and walls shall be no more than 6'-6" high, except or when they are required by the County or State for sound attenuation and no other alternative is available.
- v. Walls and solid fences 50' to 80' or longer shall incorporate at least two of the following or at least 10 feet at intervals or 60 feet or less.
 - i. A minimum 2-foot jog in vertical plane.
 - ii. A minimum 1 foot 6 inch change in height
 - iii. A change in basic materials such as from wood to masonry.
 - iv. For walls required for sound attenuation, a change in material or substantial change in texture may be substituted for ii or iii.
- w. Walls and fences continuous for more than 50' to 80' along public streets must have a minimum 10-foot landscaped setback from the property line. This landscaping should be installed by the developer and should be maintained by the property owner along all minor streets and along major streets that provide access to the project. All required landscaping shall be drought tolerant, native species, from an approved list provided by the Templeton Community Services District and/or the County.
- x. Fences and walls visible from public streets should be constructed of durable, high-quality materials and should display a high level of quality in finish and detail. In general, walls should be constructed of unit masonry, river cobblestone or should complement and be harmonious with the project building architecture. Walls with a lesser quality of finish and detail may be considered for approval if landscaping continuously screens them. Unfinished precision block concrete walls are unacceptable.
- y. Avoid long uninterrupted exterior walls on all structures. All structured walls shall have relief to create an interesting blend with landscaping, buildings, and the casting of shadows. The integration of varied texture, relief, and design accents on building walls can soften the architecture.
- z. Architectural planning and design shall take full advantage of energy efficiency, e.g. natural heating and/or cooling, sun and wind exposure, and solar energy opportunities.
- aa. Construction plans shall include change roof levels and ground planes to break up the mass and bulk of buildings.
- bb. Construction plans shall **not** include long uninterrupted exterior walls on all structures. All structured walls shall have relief to create an interesting blend with landscaping, buildings, and the casting of shadows. The integration of varied texture, relief, and design accents on building walls can soften the architecture.
- cc. Construction plans shall include design that take full advantage of energy efficiency, e.g. natural heating and/or cooling, sun and wind exposure, and solar energy opportunities.
- dd. Construction plans shall include the following: articulation of wall planes, projections and recesses to provide shadow and depth, well defined entries, pleasing architectural forms.
- ee. Construction plans shall **not** include unarticulated, vast expanses of wall surface, box-like" homes without horizontal and vertical wall articulation, or steeply pitched or flat roofs (more than 10:12 or less than 2:12).

- ff. Construction plans shall include these materials: stucco, smooth, sand or light lace finish, wood, as a primary and accent material, old brick, as a primary and accent material, river rock, as an accent material, unglazed tile, as an accent material and roofing material, composition shingle, treated wood shake.
- gg. Construction plans shall include at least one of these roofing elements: gable, shed, and hip roofs, creating articulation in ridgeline plane, varying ridge height materials: metal or aluminum siding (including carports), the "log cabin" look, unfinished concrete block, unfinished concrete "tilt up" construction, and painted or white brick.
- hh. Construction plans shall include at least one of these roofing elements: gable, shed, and hip roofs, creating articulation in ridgeline plane, varying ridge height.
- ii. Construction plans shall **not** include these roofing elements: large expanses of flat roof, gambrel roofs, mansard roofs, A-frame type roofs.
- jj. Construction plans shall include recessed windows and doors of the following types: bay windows, French doors, rectangular windows, clerestory windows, canvas or vinyl awnings round windows, greenhouse windows, wood or painted window frames.
- kk. Construction plans shall **not** include these elements: metal awnings, silver or gold window frames, reflective glass, untrimmed windows flush with wall surface.
- ll. Construction plans shall include these door elements: double wood doors, wood doors, and wood doors with windows.
- mm. Construction plans shall **not** include these elements: glass doors and non-anodized aluminum frame doors.
- nn. If exterior stairs are part of future residences, construction plans shall include simple clean, bold projections of stairways to complement the architectural massing and form of a building. Stairways shall be smooth stucco, plaster, or wood with accent trim of complementary colors, side walls of smooth or sand finish stucco, wood, or other opaque building material and can include an accent trim cap or banding of tile. Exposed prefabricated metal stairs are **not** allowed.
- oo. Construction plans shall include garage door that appear to be set into the walls rather than flush with the exterior wall to provide shadow relief. Garage door design should be kept simple and clean yet be a major visual element.
- pp. Construction plans shall show gutters and downspouts concealed unless designed as a continuous architectural feature. Exposed gutters used as an architectural feature shall be colored to match fascia or wall material. Exposed downspouts should be colored to complement the surface to which they are attached.
- qq. If roof mounted mechanical equipment is used it shall be screened from view in a manner consistent with the building façade. If ground mounted mechanical equipment is used it shall be screened from view with landscaping or fencing.
- rr. Skylights are only allowed in non-occupied rooms and shall be designed as integral parts of the roof. Skylight glazing should be clear or bronze. White glazing is not allowed. Skylight framing material must be colored to match the room. Flat skylights are encouraged.
- ss. Construction plans shall locate all vents and pipe stacks to the rear or side of roof away from the street and freeway. All vent stacks and pipes should be colored to match the roof or wall material.
- tt. If solar panels are proposed the construction plans shall integrate solar panels into the roof design, flush with the roof slope. Frames must be colored to match roof colors. Natural aluminum finish is prohibited. Support solar equipment shall be enclosed and screened from view.
- uu. Residential accessory structures shall be made be of stucco, metal, or wood as permitted by County codes, with finishes compatible with the overall color palette.

Covenants, Conditions and Restrictions

12. The developer shall submit proposed covenants, conditions, and restrictions for the subdivision to the county Department of Planning and Building for review and approval. The CC&R's shall provide at a minimum the following provisions:
- a. Notification to prospective buyers that an additional map sheet was recorded with the final parcel map. The restrictions, conditions and standards set forth in the additional map sheet apply to future development. It is the responsibility of the prospective buyers to read the information contained on the additional map sheet.
 - b. On-going maintenance of drainage basin fencing in perpetuity.
 - c. On-going maintenance of *drainage basin and adjacent* landscaping in a viable condition on a continuing basis into perpetuity.

Miscellaneous

13. This subdivision is also subject to the standard conditions of approval for all subdivisions using community water and sewer a copy of which is attached hereto and incorporated by reference herein as though set forth in full.
14. A stormwater pollution plan may be necessary from the Regional Water Quality Control Board. Provide evidence that it has been obtained or is unnecessary prior to filing the map.
15. Applicant shall file with the Department of Public Works an application requesting apportionment of any unpaid assessments under the Improvement Bond Act of 1915, in compliance with Section 8740.1 of the Streets and Highways Code of the State of California. Said apportionment must be completed prior to filing the map.
16. All timeframes on approved tentative maps for filing of final parcel or tract maps are measured from the date the Review Authority approves the tentative map, not from any date of possible reconsideration action.
17. The subdivider shall as a condition of approval of this tentative or final map application defend, indemnify and hold harmless the County of San Luis Obispo or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul any approval of the County concerning this subdivision, which action is brought within the time period provided for by law. This condition is subject to the provisions of Government Code section 66474.9, which are incorporated by reference herein as though set forth in full.

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STANDARD CONDITIONS OF APPROVAL FOR
SUBDIVISIONS USING COMMUNITY WATER AND SEWER

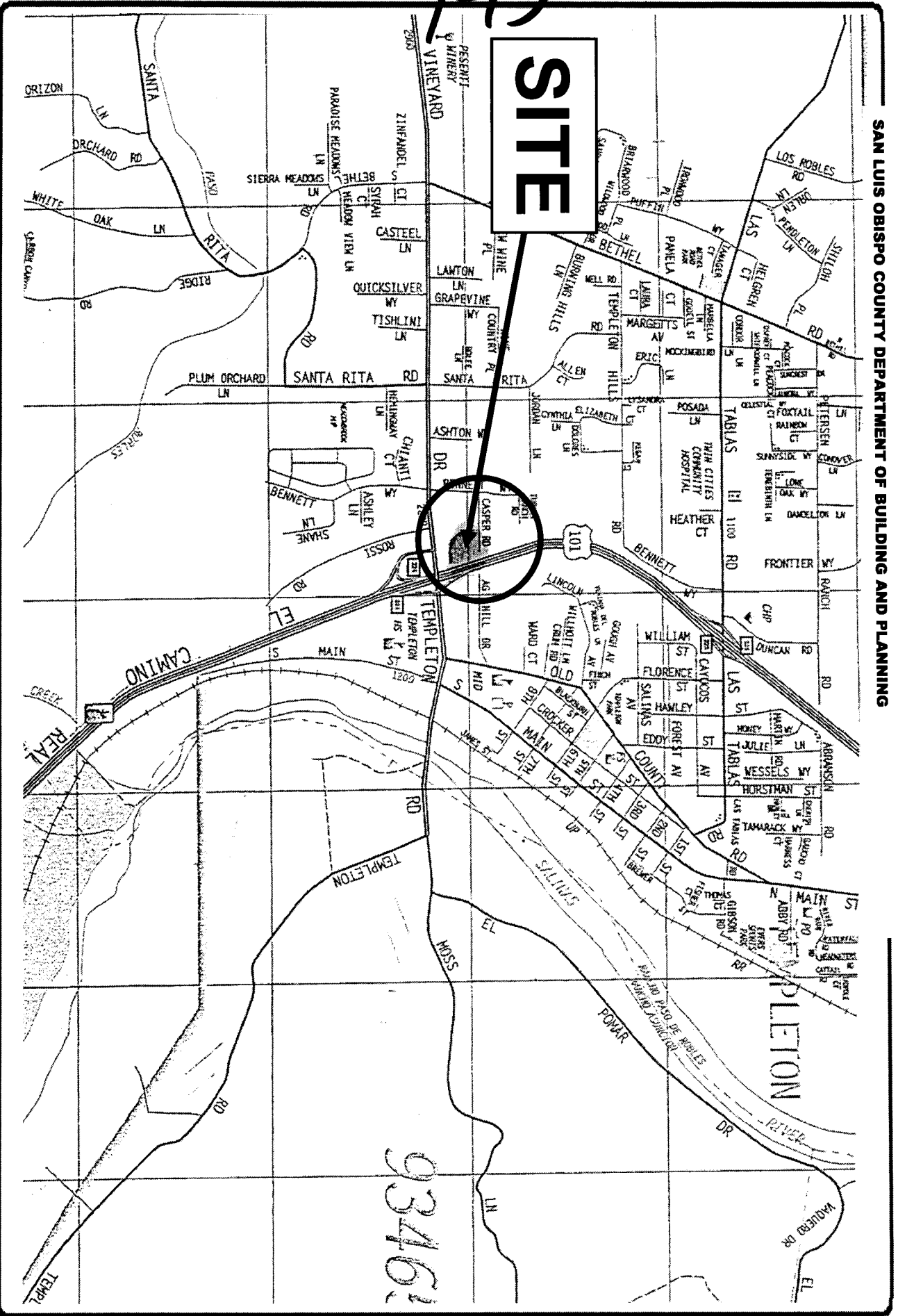
1. Community water and fire protection shall be obtained from the community water system.
2. Operable water facilities from an approved community water source shall be assured prior to the filing of the final map. A "final will serve" letter shall be obtained and submitted to the county Health Department for review and approval stating there are operable water facilities immediately available for connection to the parcels created. Water main extensions, laterals to each parcel and related facilities (except well(s)) may be bonded for subject to the approval of county Public Works, the county Health Department and the public water utility.
3. No residential building permits are to be issued until the community (public) water system is operational with a domestic water supply permit issued by the county Health Officer.
4. In order to protect the public safety and prevent possible groundwater pollution, any abandoned wells on the property shall be destroyed in accordance with the San Luis Obispo County Well Ordinance Chapter 8.40, and county Health Department destruction standards. The applicant is required to obtain a permit from the county Health Department.
5. When a potentially operational or operational auxiliary water supply in the form of an existing well(s) is located on the parcels created and approved community water is proposed to serve the parcels, the community water supply shall be protected from real or potential cross-contamination by means of an approved cross-connection control device installed at the meter or property line service connection prior to occupancy. (Chapter 8.30, San Luis Obispo County Ordinance)
6. Sewer service shall be obtained from the community sewage disposal system.
7. Prior to the filing of the map a "final will serve" letter be obtained and submitted to the county Health for review and approval stating that community sewer system service is immediately available for connection to the parcels created. Sewer main extensions may be bonded for, subject to the approval of county Public Works and sewer district.
8. No residential building permits shall be issued until community sewers are operational and available for connection.
9. An encroachment permit shall be obtained from county Public Works for any work to be done within the county right-of-way.
10. An encroachment permit shall be obtained from the California Department of Transportation for any work to be done on the state highway.
11. Any existing reservoir or drainage swale on the property shall be delineated on the map.
12. Prior to submission of the map "checkprints" to county Public Works, the project shall be reviewed by all applicable public utility companies and a letter be obtained indicating required easements.

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13. Required public utility easements shall be shown on the map.
14. Approved street names shall be shown on the map.
15. The applicant shall comply with state, county and district laws/ordinances applicable to fire protection and consider increased fire risk to area by the subdivision of land proposed.
16. The developer shall submit a preliminary subdivision guarantee to county Public Works for review prior to the filing of the map.
17. Any private easements on the property shall be shown on the map with recording data.
18. All conditions of approval herein specified, unless otherwise noted, shall be complied with prior to the filing of the map.
19. After approval by the Review Authority, compliance with the preceding conditions will bring the proposed subdivision in conformance with the Subdivision Map Act and county ordinances.
20. A map shall be filed in accordance with Subdivision Map Act and county ordinance prior to sale, lease, or financing of the lots proposed by the subdivision.
21. A tentative map will expire 24 months from the effective date of the approval. Tentative maps may be extended. Written requests with appropriate fees must be submitted to the Planning Department prior to the expiration date. The expiration of tentative maps will terminate all proceedings on the matter.

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SITE



PROJECT

Parcel Map
Eisemann S020283P



EXHIBIT

Vicinity Map

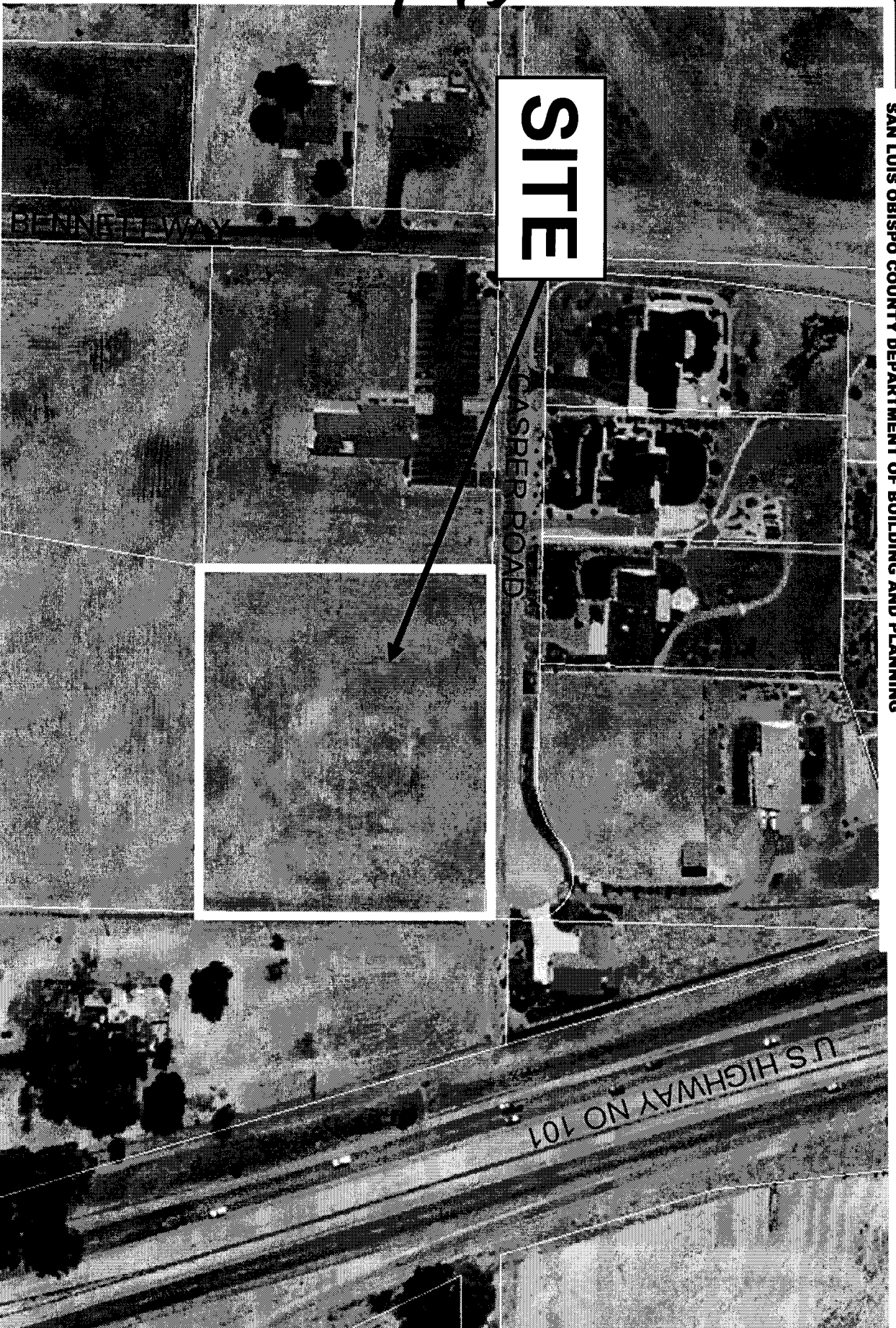


Parcel Map

Land Use Category

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SITE



PROJECT

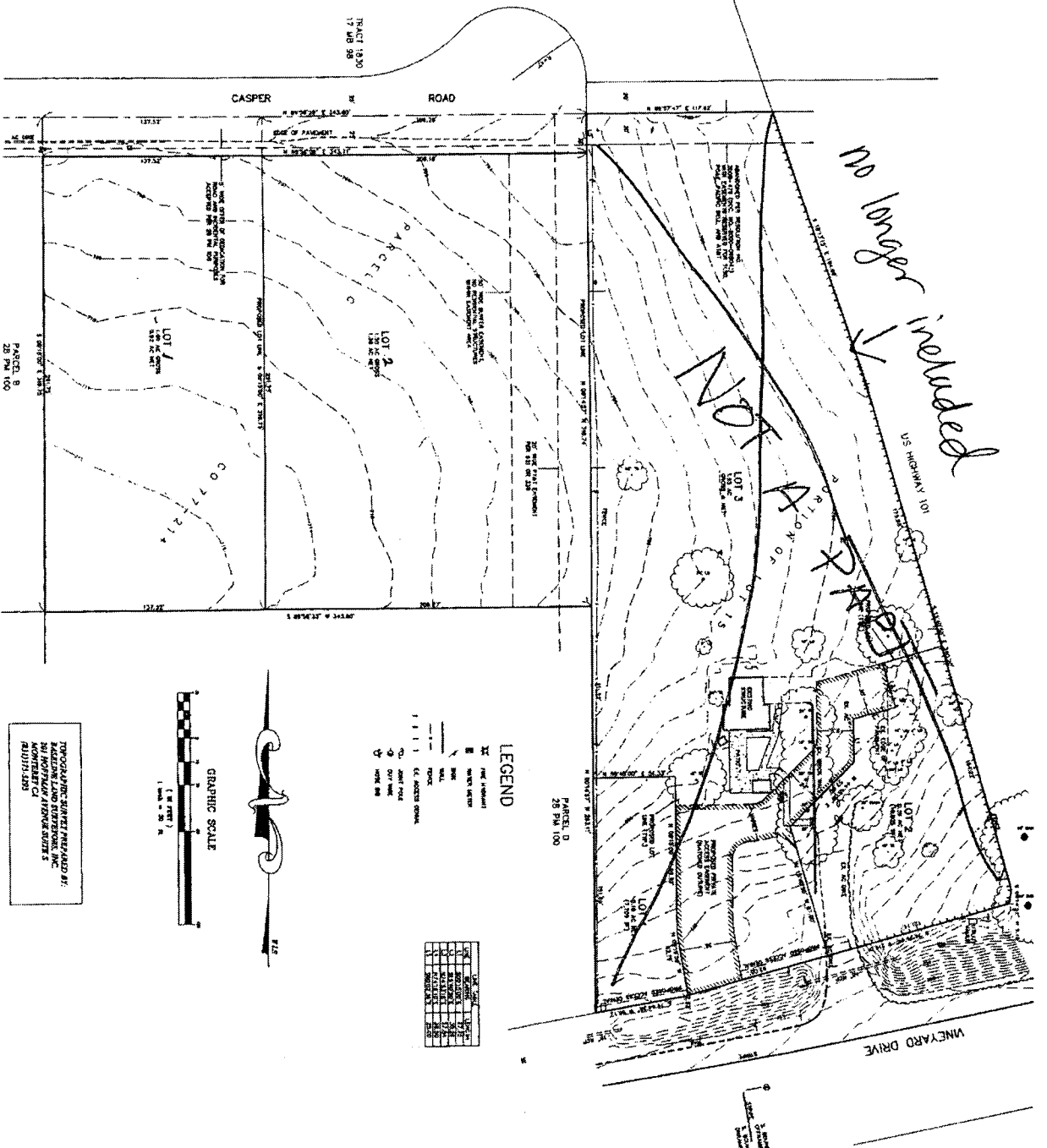
Parcel Map

Eisemann S020283P

EXHIBIT

Aerial Photo





Eisemann S020283P



Site Plan



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SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE: 11/23/05

FROM:

☐ - South County Team

☒ - North County Team

☐ - Coastal Team

PROJECT DESCRIPTION:

File Number: 5020283T

Applicant: Eisemann

Tract 2592 resubmitted as a 2 lot PM. Located

off Vineyard Drive in Templeton. APN: 041-211-0109040-311-017

Return this letter with your comments attached no later than: 12/12/05

PART I - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

☒ YES
☐ NO

(Please go on to PART II.)

(Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☐ YES

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)

☒ NO

(Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

NO COMMENT

02/08/06
Date

JAN Dileo
Name

4089
Phone

COUNTY GOVERNMENT CENTER • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

EMAIL: planning@co.slo.ca.us

FAX: (805) 781-1242

WEBSITE: <http://www.sloplanning.org>

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"Templeton Fire Department"
<tfd@templetoncsd.org>

02/10/2006 08:50 AM

Please respond to
"Templeton Fire Department"
<tfd@templetoncsd.org>

To <ekavanaugh@co.slo.ca.us>

cc "Bill Van Orden" <bvo@templetoncsd.org>

bcc

Subject Tract 2592, Eisemann/Gallagos

Ms. Kavanaugh,

The Templeton Fire Department is in receipt of a request by the applicant of Tract 2592 to remove the commercial parcel from the original project proposed in an earlier project referral. It is the fire department's understanding the remaining two parcels included in the applicant's request will be used for single-family residential development. If this is the case the fire department's only comment would be that all structures will be required to be fire sprinklered, as well as the other normal requirements of the California Fire Code.

Should you have any questions, please do not hesitate to contact this office.

Respectfully,

Greg O'Sullivan
Fire Chief
Templeton Fire Department

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CO 05-349.

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TEMPLETON COMMUNITY SERVICES DISTRICT

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P.O. Box 780 • 420 Crocker Street • Templeton, California 93465 • FAX (805) 434-4820 • (805) 434-4900

October 2, 2003

Mr. Mark Eisemann
4875 Shadow Canyon Road
Templeton, CA 93465

RE: CONDITIONAL Will Serve Commitment for Water Service to San Luis Obispo County APN#040-311-017, Casper Rd., Templeton, CA

Park Facilities & Fire Fees are due Prior to the Issuance of a San Luis Obispo County Building Permit

Dear Mr. Eisemann:

Pursuant to your completed application for water service for the above-described property, the Templeton Community Services District hereby provides you with a will serve commitment for water service for 02 units for such premises. This will serve commitment is subject to the provisions of District Ordinance No. 93-7, as it may be amended from time to time, and other District ordinances, rules and regulations concerning water service, as such may be amended from time to time.

This will serve commitment obligates the District to provide water service to the above premises to the extent that water service applications for such premises propose no more units of use than are stated above. The will serve commitment is not transferable to any other property. Requests for refunds are subject to the provisions of Ordinances 93-7, as such may be amended from time to time.

Please be advised that the District reserves the right to review all plans and each tenant improvement made on your proposed project(s) with respect to water, sewer, and fire protection services. If water and/or sewer use increases dramatically, the District reserves the right to reassess your service and you may be required to purchase additional water and/or sewer units.

At the time that you apply for actual water service from the District,

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you will be subject to District ordinances, rules and regulations governing such applications and connections to the District's system. Water service will be available for the above-described property upon the installation of water lines and connection to the District's system.

The water connection fees have been paid in full. However, the Park Facility Fees and Fire Department Capital Facilities User Charge have not been paid and shall be due prior to the issuance of a building permit by the County of San Luis Obispo.

No self-regenerating water softener exchange units may be utilized on-site per District ordinance. District ordinances prohibit the discharge of saline wastewater from nonresidential sources to the District's sewer system.

If you have any questions regarding this information, please feel free to call my office at (805) 434-4900.

Sincerely,



William G. Van Orden, General Manager

WGV:lai

(Water obtained through
Bethel Park Retrofit Pgm.)

EK

9-21

10



SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE: 11/29/05TO: ICSD - H2O & Sewer

Revised Project
~~Tract Map~~

FROM: ☐ - South County Team ☒ - North County Team ☐ - Coastal Team

CO 05-0349 Elizabeth Kavanaugh
PROJECT DESCRIPTION: File Number: 5020283T Applicant: Eisemann

Tract 2592 resubmitted as a 2 lot PM. Located
off Vineyard Drive in Templeton. APN: 041-211-010 & 040-311-017

Return this letter with your comments attached no later than: 12/12/05

PART I - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- ☐ YES
☐ NO

(Please go on to PART II.)

(Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- ☐ YES

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)

- ☐ NO

(Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Hi Elizabeth, The Applicant (EISEMANN) Has two (2)
units of water for these properties

12/06/05

Date

Name

Phone

Thanks

COUNTY GOVERNMENT CENTER

SAN LUIS OBISPO

CALIFORNIA 93408

(805) 781-5600

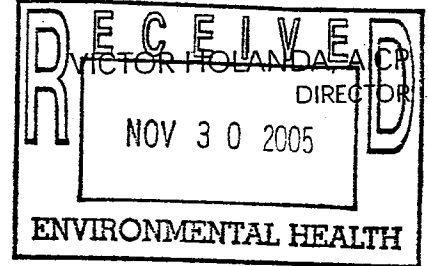
EMAIL: planning@co.slo.ca.us

FAX: (805) 781-1242

WEBSITE: <http://www.sloplanning.org>



Ek 9-22 10
SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING



THIS IS A NEW PROJECT REFERRAL

DATE: 11/29/05 Revised Project
TO: Env. Health Tract map

FROM: ☐ - South County Team ☒ - North County Team ☐ - Coastal Team

CO 05-0349 Elizabeth Kavanaugh
PROJECT DESCRIPTION: File Number: 5020283T Applicant: Eisemann
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IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Provide stock conditions for community water & sewer. Applicant shall provide
an intent to serve for water & sewer from TCSD and a full site exhibit showing
wells etc that may be on-site in order to receive preliminary approval

12/8/05 Laurie Salo 781-5551
Date Name Phone



9-73
SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

2/7/05

THIS IS A NEW PROJECT REFERRAL

DATE: ~~11/29/05~~

Revised Project

From TO: _____

Public Works ~~Tract map~~

To FROM: ☐ - South County Team ☒ - North County Team ☐ - Coastal Team

CO 05-0349 Elizabeth Kavanaugh

PROJECT DESCRIPTION: File Number: 5020283T Applicant: Eisemann

Traet 2592 resubmitted as a 2 lot PM. Located
off Vineyard Drive in Templeton. APN: ~~041-211-010~~ 040-311-017

Return this letter with your comments attached no later than: 12/12/05

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☐ NO

(Please go on to PART II.)

(Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

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PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

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IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Recommend approval. Stocks attached. This project
is in a road fee area

2-7-06
Date

Jill Ogren
Name

x 5263
Phone

EXHIBIT B

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CONDITIONS OF APPROVAL FOR _____ by _____ / _____

Approved Project This approval authorizes the division of a _____ acre parcel into _____ parcels of _____ *acres / square feet* each.

Access and Improvements

- ☐ Roads and/or streets to be constructed to the following standards:
- a. _____ constructed to a _____ section within a _____ foot dedicated right-of-way.
 - b. _____ widened to complete a _____ section fronting the property.
 - c. _____ constructed to a _____ section from the property to _____ (minimum paved width to be _____ feet).
- ☐ The applicant offer for dedication to the public by certificate on the map or by separate document:
- a. For future road improvement _____ feet along _____ to be described as _____ feet from the recorded centerline.
 - b. For future road improvement _____ feet along _____ to be described as _____.
 - c. For road widening purposes _____ feet along _____, to be described as _____ feet from the recorded centerline.
 - d. The _____ foot road easement as shown on the tentative parcel map with a _____ foot radius property line return at the intersection of _____.
 - e. A _____ foot radius property line return at the intersection of _____.
 - f. The _____ foot road easement terminating in a county cul-de-sac as shown on the tentative map.
- ☐ The intersection of _____ and _____ be designed in accordance with California Highway Design Manual.
- ☐ Access be denied to lots _____ from _____ and that this be by certificate and designation on the map.

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- a. Submit a copy of all such permits to the Department of Public Works OR
- b. Document that the regulatory agencies have determined that said permit is not longer required.

Drainage

- ☐ _____ is not capable of carrying additional runoff. Construct off-site drainage facilities for an adequate outlet, or provide evidence of adequate drainage easements.
- ☐ The existing drainage swale(s) to be contained in drainage easement(s) dedicated on the map.
- ☒ Submit complete drainage calculations to the Department of Public Works for review and approval.
- ☒ If calculations so indicate, drainage must be **retained/detained** in a drainage basin on the property. The design of the basin to be approved by the Department of Public Works, in accordance with county standards.
prior to issuance of construction permits and
- ☐ If a drainage basin is required, the drainage basin along with rights of ingress and egress be:
 - a. granted to the public in fee free of any encumbrance.
 - b. offered for dedication to the public by certificate on the map with an additional easement reserved in favor of the owners and assigns.
 - c. reserved as a drainage easement in favor of the owners and assigns.
- ☐ If a drainage basin is required, a zone of benefit be formed within _____ for maintenance of the drainage basin. Application to be filed with the Department of Public Works Administrator.
- ☐ If a drainage basin is required, this development be annexed to _____ for maintenance of the drainage basin. Evidence of acceptance to be filed with the Department of Public Works.
- ☐ The project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and/or Phase II storm water program.

Wastewater Disposal

- ☐ Prior to the filing of the final parcel or tract map, the applicant shall submit to and be jointly approved by the county Department of Planning and Building and Health Department, results of percolation tests and the log or logs of soil borings performed by a registered civil engineer. For this purpose, the applicant shall perform one or more soil borings to be a minimum depth of ten (10) feet in the area of the appropriate area of the proposed sewage disposal system to determine the: a) subsurface soil conditions, (example: impermeable strata which act as barriers to the effective percolation of sewage); b) presence of groundwater; c) separation between sewage disposal saturation areas and groundwater; d) borings shall be as deep as necessary below the proposed on-site disposal area to assure required separation. The applicant must

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Design

- ☐ The lots shall be numbered in sequence.
- ☐ The _____ on lot _____ be removed or brought into conformance with the **Land Use Ordinance / Coastal Zone Land Use Ordinance** prior to filing the final parcel or tract map. A demolition permit may be required.
- ☐ The lot area of _____ shall contain a minimum area of _____ exclusive of area shown for rights of way and any easement that limits the surface use for building construction (Section 22.22.030/23.04.021).
- ☐ The applicant shall apply to the Department of Planning and Building for approval of new street names prior to the filing of the final parcel or tract map. Approved street names shall be shown on the final parcel or tract map.

Vector Control and Solid Waste

- ☐ A determination of method of pick-up shall be specified by the waste handler and if centralized facilities for the pick-up are required, provisions shall be made within the project for central facilities that meet **Land Use Ordinance / Coastal Zone Land Use Ordinance** requirements for trash enclosures. If centralized facilities are established, this shall include provisions for recycling if service is available or subsequent installation of such facilities if recycling service becomes available in the future.

Fire Protection

- ☐ Provide a minimum fire flow of _____ gallons per minute as per nationally recognized standard. Fire flows to be maintained for a minimum two-hour duration.
- ☐ The applicant shall obtain a fire safety clearance letter from the California Department of Forestry (CDF)/County Fire Department establishing fire safety requirements prior to filing the final parcel or tract map.
- ☐ Designate a fire lane within all the driveway areas. This lane to be a minimum width of twenty (20) feet. **(USE FOR MULTI-FAMILY/COMMERCIAL PROJECTS ONLY)**

Parks and Recreation (Quimby) Fees

- ☐ Unless exempted by Chapter 21.09 of the county Real Property Division Ordinance or California Government Code section 66477, prior to filing of the final parcel or tract map, the applicant shall pay the in-lieu" fee that will be used for community park and recreational purposes as required by Chapter 21.09. The fee shall be based on the total **number of new parcels or remainder parcels shown on the map that do not already have legal residential units on them / or the number of dwelling units proposed in the case of a condominium, stock cooperative, or community apartment project.**

Additional Map Sheet

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X

The applicant shall prepare an additional map sheet to be approved by the county Department of Planning and Building and the Department of Public Works. The additional map sheet shall be recorded with the final parcel or tract map. The additional map sheet shall include the following:

- a. That the owner(s) of lot(s) _____ is responsible for on-going maintenance of drainage basin fencing in perpetuity.
- b. That the owner(s) of lot(s) _____ is responsible for on-going maintenance of **drainage basin / adjacent** landscaping in a viable condition on a continuing basis into perpetuity.
- c. All driveways shall be constructed in accordance with County Standard Improvement Specifications and Drawings. All driveways constructed on county roads require an encroachment permit.
- d. That secondary dwellings shall not be allowed on **all lots within the land division / on lots** _____.
- e. Designated building sites (and access drives) shall be shown on the additional map sheet reflecting the approved tentative map. **At the time of application for construction permits**, the applicant shall clearly delineate the approved building site and access drive on the project plans.
- f. Notification to prospective buyers of the county's Right to Farm Ordinance currently in effect at any time said deed(s) are recorded.
- g. Notification of the consequences of existing and potential intensive agricultural operations on adjacent parcels including but not limited to noise, dust, odor and agricultural chemicals.
- h. An agricultural buffer prohibiting residential structures, consisting of _____ feet over lots _____ measured from _____, shall be shown on the additional map sheet. This buffer shall become null and void on individual parcels within this subdivision if future development precludes commercial agricultural production on adjustment parcels affecting this subdivision. Such a determination shall be made in consultation with the Agricultural department. **At the time of application for construction permits**, the applicant shall clearly delineate the agricultural buffer on the project plans.
- i. The limits of inundation from a 100 year storm over lots _____ from _____ **creek / river** shall be shown on the additional map and note the required building restriction in the on the sheet.
- j. If improvements are bonded for, all public improvements (roads, drainage, and utilities) shall be completed prior to occupancy of any new structure.
- k. A notice that no construction permits will be given a final inspection until the fire safety conditions established in the letter dated _____ from the California Department of Forestry (CDF)/County Fire Department are completed. **Prior to occupancy or final inspection**, which ever occurs first, the applicant shall obtain final inspection approval of all required fire/life safety measures.
- l. Note to potential buyers and future owners of the property that the project is in an area from which combustion and petroleum-type odor complaints are frequently received by the Air Pollution Control District. The District Hearing Board has issued a nuisance abatement order which should improve the air quality in the Nipomo area; however, clean up is a lengthy process, therefore buyers of new lots should be advised that these conditions exist. **(ONLY USE IF WITHIN SOUTH COUNTY PLANNING AREA OR NEAR THE PLANT IN THE SAN LUIS BAY PLANNING AREA)**

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Nipomo area; however, clean up is a lengthy process, therefore buyers of new lots should be advised that these conditions exist. **(ONLY USE IF WITHIN SOUTH COUNTY PLANNING AREA OR NEAR THE PLANT IN THE SAN LUIS BAY PLANNING AREA)**

- I. PUT ANY MITIGATIONS FROM DEVELOPER'S STATEMENT HERE
ONLY IF THEY GO BEYOND RECORDATION OF THE MAP

Low Cost Housing (USE IN COASTAL ZONE ONLY)

- ☐ Provide _____ residential units for low and moderate income families as defined by Section 50093 of the Health and Safety Code as part of the proposed project or elsewhere in the community. The agreement with the county for the development will include acknowledgment that it is feasible to provide a level of affordable housing in conjunction with this project. If qualified buyers have not purchased any of the _____ units within six months of the units being available for sale, and evidence can be provided that shows a reasonable advertising campaign was used to attract qualified buyers, the applicant may be relieved from the requirements to sell the units to qualified buyers.

Miscellaneous

- ☐ This subdivision is also subject to the standard conditions of approval for all subdivisions using **community water and sewer / community water and septic tanks / individual wells and septic tanks**, a copy of which is attached hereto and incorporated by reference herein as though set forth in full.
- ☐ A stormwater pollution plan may be necessary from the Regional Water Quality Control Board. Provide evidence that it has been obtained or is unnecessary prior to filing the map.
- ☐ Applicant shall file with the Department of Public Works an application requesting apportionment of any unpaid assessments under the Improvement Bond Act of 1915, in compliance with Section 8740.1 of the Streets and Highways Code of the State of California. Said apportionment must be completed prior to filing the map.
- ☐ Prior to the sale or development of the designated remainder or omitted parcel, if applicable, the applicant shall obtain approval of a certificate of compliance or conditional certificate of compliance from the county.
- ☐ All timeframes on approved tentative maps for filing of final parcel or tract maps are measured from the date the Review Authority approves the tentative map, not from any date of possible reconsideration action.